

**PETITION FOR DISANNEXATION  
FROM THE CITY OF ANGLETON, TEXAS CORPORATE LIMITS**

THE STATE OF TEXAS

COUNTY OF BRAZORIA

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

The undersigned, ANGLETON 300 RES DEV LP, a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Chapter 43, Texas Local Government Code, particularly Section 43.142 of that Code, together with all amendments and additions thereto, respectfully petitions the City Council and the City of Angleton, Texas for the disannexation of the land described in Exhibit "A" (the "Land"). In support of this petition, the undersigned would show the following:

I.

The Petitioner holds fee simple title to the Land sought to be disannexed and there are no lienholders on the Land.

II.

The City of Angleton, Texas (the "City") acting under Section 43.142 of the Texas Local Government Code and the City's Charter may disannex the Land, as long as in the opinion of the City Council, and after conducting a public hearing the matter, there exists within the corporate limits of the City a territory not suitable or necessary for City purposes.

III.

Petitioner desires that the Land be disannexed in accordance with Section 43.142 of the Texas Local Government Code and pursuant to the City's local government charter.

IV.

Petitioner acknowledges that the amount of property taxes and fees collected by the City during the time the Land has been located within the City is less than or equal

to the amount of money that the City has spent for the direct benefit of the Land during that same period.

V.

Petitioner waives any remedies or rights as set forth in law or equity pertaining to recovery of property taxes and fees collected by the City relative to the Land.

[EXECUTION PAGES FOLLOW]

EXECUTED this 5<sup>th</sup> day of JANUARY, 2024.

**ANGLETON 300 RES DEV LP,**  
a Texas limited partnership

By: Angleton Res Dev GP, LLC  
a Texas limited liability company,  
its General Partner

By: Park Patterson  
Name: PARK PATTERSON  
Title: Manager Park Patterson

**PETITIONER**

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on this 5<sup>th</sup> day of January, 2024 by Park Patterson Manager of Angleton Res Dev GP, LLC, a Texas limited liability company, General Partner of Angleton 300 Res Dev LP, a Texas limited partnership, on behalf of the entities.



Rinku Patel  
Notary Public, State of Texas

(NOTARY SEAL)

**Attachment:** Exhibit "A" – Description of the Land

County: Brazoria  
Project: Serenity Oaks  
Job No. 236901  
MBS No. 24-007

**FIELD NOTES FOR 29.900 ACRES**

Being a tract containing 29.900 acres of land located in the Andrew Roberts Labor, Abstract No. 363 and the Jose De Jesus Valderas Survey, Abstract No. 380, in Brazoria County, Texas. Said 29.900 acres being portions of a call 145.38 acre tract of land recorded in the name of Angleton 300 Res Dev LP in File Number 2023049300 and a call 158.58 acre tract of land recorded in the name of Angleton Stasny Land LP in File Number 2023049284, both of the Official Public Records of Brazoria County (O.P.R.B.C.). Said 29.900 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

**BEGINNING** at the southeast corner of said 145.38 acre tract and being on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C and occupied south R.O.W. line of County Road 28 (width varies; no dedication found);

**THENCE**, with said south line and said occupied south R.O.W. line, South 86 degrees 41minutes 33 seconds West, a distance of 55.35 feet;

**THENCE**, through and across said 145.38 acre tract and aforesaid 158.58 acre tract and with the City of Angleton City Limit line as annexed under City of Angleton Annexation Ordinance Number 688, Tract 2, dated December 09, 1975, the following three (3) courses:

- 1) North 02 degrees 16 minutes 15 seconds West, a distance of 4,866.85 feet;
- 2) North 86 degrees 27 minutes 52 seconds East, a distance of 11.14 feet;
- 3) North 02 degrees 52 minutes 06 seconds West, a distance of 967.87 feet to the north line of said 158.58 acre tract and the southwest corner of a call 0.27 acre tract recorded in the name of City of Angleton in File Number 2012023815 of the O.P.R.B.C.;

**THENCE**, with the common line between said 0.27 acre tract and said 158.58 acre tract, North 86 degrees 09 minutes 08 seconds East, a distance of 259.05 feet to the southeast corner of said 0.27 acre tract, the northeast corner of said 158.58 acre tract and the west R.O.W. line of aforesaid State Highway 288;

**THENCE**, with said R.O.W. line and the east lines of said 158.58 acre and said 145.38 acre tracts, South 02 degrees 16 minutes 15 seconds East, a distance of 4,390.53 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File Number 2014024678 of the O.P.R.B.C.;

**THENCE**, with the common line between said 145.38 acre tract and said 3.32 acre tract, the following two (2) courses:

- 1) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet;
- 2) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to the southwest corner of said 3.32 acre tract and being on the west R.O.W. line of aforesaid State Highway 288;

**THENCE**, with said R.O.W. line and the east line of said 145.38 acre tract, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to the **POINT OF BEGINNING** and containing 29.900 acres of land.

**NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

**GBI PARTNERS**  
TBPELS Firm No.10130300  
Ph: 281.499.4539  
January 05, 2024





CITY OF ANGLETON  
30008 FERRY RD.  
FIRE DEPARTMENT TRAINING FIELD

CALL 1.818 ACRES  
CITY OF ANGLETON  
FILE NO. 197022173 O.P.R.B.C.

CALL 0.37 ACRES  
CITY OF ANGLETON  
FILE NO. 202203615 O.P.R.B.C.

N86°09'08"E 259.05'

CALL 12.58 ACRES  
ANGLO CHAS PROPERTY, LLC  
FILE NO. 197022173 O.P.R.B.C.

N86°27'52"E 11.14'

CALL 158.58 ACRES  
ANGLETON STASNY LAND LP  
FILE NO. 202304284 O.P.R.B.C.

CALL 0.37 ACRES  
CITY OF ANGLETON  
FILE NO. 197022173 O.P.R.B.C.

JOSE DE JESUS VALDEZ SURVEY, A-380

CALL 842.45 ACRES  
TRACT 2  
REF ANGLETON PROPERTIES, LLC  
FILE NO. 201010101 O.P.R.B.C.

CALL 379 ACRES  
THE ANGLETON COUNTY O.P.R.B.C.

CALL 200.42 ACRES  
TRACT  
REF ANGLETON PROPERTIES, LLC  
FILE NO. 201010101 O.P.R.B.C.

WILLIAM ROBERTS TENGE, A-124

29.900 ACRES

N02°16'15"W 4.886.85'

S02°16'15"E 4,390.53'

LONGHORN SUBDIVISION  
(UNRECORDED)

- LOT 14
- LOT 13
- LOT 12
- LOT 11
- LOT 10
- LOT 9
- LOT 8
- LOT 7
- LOT 6
- LOT 5
- LOT 4
- LOT 3
- LOT 2
- LOT 1

CALL 145.38 ACRES  
ANGLETON 300 RES DEV LP  
FILE NO. 202304830 O.P.R.B.C.

ANDREW ROBERTS LABOR, A-383

STATE HIGHWAY 288  
(R.O.M. WITH VARIATIONS)  
FILE NO. 197022173 O.P.R.B.C.

CALL 0.37 ACRES  
CITY OF ANGLETON  
FILE NO. 197022173 O.P.R.B.C.

N83°09'11"W 79.81'

S02°47'09"W 1,408.28'

S00°37'48"E 60.38'

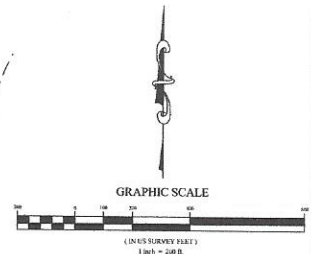
S86°41'33"W 55.35'

CALL 12.83 ACRES  
MARTHA C. TOBIN SURVEY, A-699  
FILE NO. 200704284 O.P.R.B.C.

CALL 12.343 ACRES  
MARTHA C. TOBIN SURVEY, A-699  
FILE NO. 200704284 O.P.R.B.C.

SOUTH FREEMAN DEVELOPMENT  
VOL. 28, PG. 141-142 E.O.P.R.C.

ANGLETON RANGE DISTRICT  
FILE NO. 197022173 O.P.R.B.C.



ABBREVIATIONS

O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
E.C.P.R.	= BRAZORIA COUNTY EASEMENT RECORDS
P.P.	= PAGE
R.O.M.	= RIGHT-OF-WAY
V.O.	= VOLUME
P.O.B.	= POINT OF BEGINNING

NOTES:

1. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface, unless noted and may be converted to grid by applying the combined adjustment factor 0.999870180005.

EXHIBIT OF  
**29.900 ACRES**

BEING PORTIONS OF A CALL 145.38 ACRE TRACT OF LAND RECORDED IN THE NAME OF ANGLETON 300 RES DEV LP IN FILE NUMBER 202304830 OF THE O.P.R.B.C. AND A CALL 158.58 ACRE TRACT OF LAND RECORDED IN THE NAME OF ANGLETON STASNY LAND LP IN FILE NUMBER 202304284 OF THE O.P.R.B.C. LOCATED IN THE ANDREW ROBERTS LABOR, A-383 & THE JOSE DE JESUS VALDEZ SURVEY, A-380 BRAZORIA COUNTY, TEXAS